



Tan Y Dderw , Llanelli, SA15 5AJ

**Offers In The Region Of £585,000**

Appealing residential smallholding extending to 16 acres or thereabouts

Detached 3 bedroom main residence and attached 2 bedroom annexe

Detached 1 bedroom converted garage

Ideally suited for multi generational living or as an investment opportunity

Pleasant countryside location on the outskirts of a popular village

Ideally suited to those looking for a smallholding with significant residential potential

## Situation

Enjoying a pleasant setting on the outskirts of the village of Five Roads which is considered to be a very sought after destination, offering two public houses and a very well regarded primary school. Conveniently located to the town of Llanelli, which offers a comprehensive array of educational, recreational and commercial services. The property enjoys a semi-rural location within a collection of properties yet being very accessible to town facilities and the M4 connection at Pont Abraham, enjoying the best of both worlds.

## Directions

From the direction of Llanelli, take the B4309 roadway out of the town passing the Stradley Park Hotel on your right. Continue on this road into the village of Five Roads, taking a right hand turning into Heol Horeb, follow this road passing the Waun Wylt public house and the property will be seen shortly on the left hand side.

## Description

An appealing residential smallholding extending in total to some 16.63 acres or thereabouts comprising a 3 bedroom main residence, attached 2 bedroom annexe and a detached one bedroom converted garage. We would advise that the main residence and the annexe could be easily interconnected and are ideally suited to those looking for a property that is suitable for multigenerational living or indeed as an investment opportunity. Both offer well proportioned accommodation throughout and the main residence is currently used as a holiday let. Standing within a pleasant semi-rural setting yet within easy reach of village and town facilities. The land is situated to the rear of the residence and is suitable for livestock or equestrian purposes. To fully appreciate what is on offer an early inspection is highly recommended and the property is described in more detail (approx. dimensions):

## Main Residence - Ground Floor

### Living Room 23'2" x 12'8" (7.06m x 3.86m)



Generously proportioned, two windows overlook the fore also including two radiators, feature fireplace, stairs rise to the first floor and a door leads to:

### Kitchen/Diner 20'5" x 9'1" (6.22m x 2.77m)



Affording a range of base and wall mounted units with complimentary work surface above incorporating a 1.5 bowl stainless steel sink and drainer unit, space for an electric cooker with hood above and fridge, with ample room for a dining table and chairs. Also incorporating plumbing for a dishwasher and washing machine, tiled splashbacks, two windows to the rear, two covered radiators, tiled floor and access to:

### Inner Hallway

Doors leading to:

### Cloak Room 4'3" x 5'11" (1.30m x 1.80m)

W.C., wash hand basin, stainless steel heated towel rail and window to the rear.

### Utility Room 8' x 9'2" (2.44m x 2.79m)



Including a tumble dryer outlet, space for a fridge, built in cupboard which houses the 'Worcester' oil fired boiler. Door to the rear with laminated flooring.

### First Floor

#### Landing

With radiator, window to the side, stairs rise to the loft rooms and doors to:

**Bedroom 1 10'7" x 11'7" (3.23m x 3.53m)**



Overlooking the fore with radiator.

**Bedroom 2 13'2" x 13'3" (4.01m x 4.04m)**



Overlooking the fore with radiator.

**Bathroom 11'6" x 6'11" (3.51m x 2.11m)**



Comprising the usual 3 piece suite of W.C., wash hand

basin and bath with hand held shower attachment. A step ascends to a separate built in shower cubicle with 'Triton Cara' attachment, stainless steel heated towel rail. Access to a built in laundry cupboard which is shelved and houses the hot water cylinder. Laminated flooring and two windows to the rear.

**Bedroom 3 13'6" x 7'7" (4.11m x 2.31m)**



Overlooking the rear with radiator.

**Loft Room 1 17'8" max x 12'5" (5.38m max x 3.78m )**

Sloped ceiling with window to the side and door to:

**Loft Room 2 7'1" x 8'8" (2.16m x 2.64m)**

With sloped ceiling.

**Annexe - Ground Floor**

Please note that a doorway has been boarded in the living room which could interconnect with the main house.

**Rear Porch 13'3" x 7'11" (4.04m x 2.41m)**

Under a flat roof, with door and window to the rear, tiled flooring and a sliding door provides access to:

**Wet Room 8'5" x 8'1" (2.57m x 2.46m)**

Also under a flat roof, incorporating a W.C., wash hand basin, shower attachment, partly tiled walls, radiator and window to the side.

**Kitchen 14'7" x 14'1" (4.45m x 4.29m)**

Affording a range of base and wall mounted units with complimentary work surface above, 1.5 bowl stainless steel sink and drainer unit, plumbing for an automatic appliance, space for a cooker with hood above, radiator, tiled floor access to the first floor, window to the side and door to:

### Living Room 16'8" x 14'5" (5.08m x 4.39m)



Overlooking the fore with radiator.

### First Floor

#### Landing

Compact, providing access to:

#### Bedroom 1 15'8" x 8'4" (4.78m x 2.54m)

With sloped ceiling, 'Velux' window, radiator and built in drawers.

#### Bedroom 2 11'8" x 8'6" (3.56m x 2.59m)

With sloped ceiling, window to the side, 'Velux' window and eave storage.

### Detached Converted Garage



Situated to the side of the main property and built over 20 years ago,

### Ground Floor

#### Kitchen 14'11" max x 9'2" (4.55m max x 2.79m)

Window to the fore. affording a range of base and wall mounted units with complimentary work surface above, circular stainless steel sink and drainer unit, plumbing for an automatic appliance, space for a freestanding fridge/freezer and access to:

### Living Room 14'9" x 14'4" (4.50m x 4.37m)

Window to the side with radiator and stairs rise to the first floor.

### First Floor

#### Landing

Compact with eave storage and doors to:

#### Bedroom 1 8'6" x 14'3" (2.59m x 4.34m)

Window to the rear with radiator, sloped ceiling and eave storage.

#### Shower Room 7'10" x 5'11" (2.39m x 1.80m)

Window to the fore. incorporating a W.C., vanity unit, built in shower cubicle, stainless steel heated towel rail, partly tiled walls and tiled flooring.

### Garden



A low maintenance gravelled area is seen to the front of the annexe, whilst a paved patio is located to the front of the main residence with a garden gate providing access to the side garden which is mainly laid to lawn. Greenhouse to the rear and a tarmac driveway allows ample parking space and leads to the outbuildings and the land.

### Outbuildings



To the rear of the property lies a collection of outbuildings which are ideally suited for storage

## Land



Conveniently located to the rear of the residence lies 15.848 acres or thereabouts of land which is laid to permanent pasture and divided into 5 enclosures. From the top land an enviable countryside aspect is seen. We would advise that the land is suitable for both livestock or equestrian purposes. The land is currently farmed in an organic manner and offers an abundance of environmental appeal and could be developed into a fantastic conservation project.

## Services

Mains water and electricity together with a private drainage system. Oil fired central heating system.

Tenure: Freehold with vacant possession upon completion

Local Authority: Carmarthenshire County Council

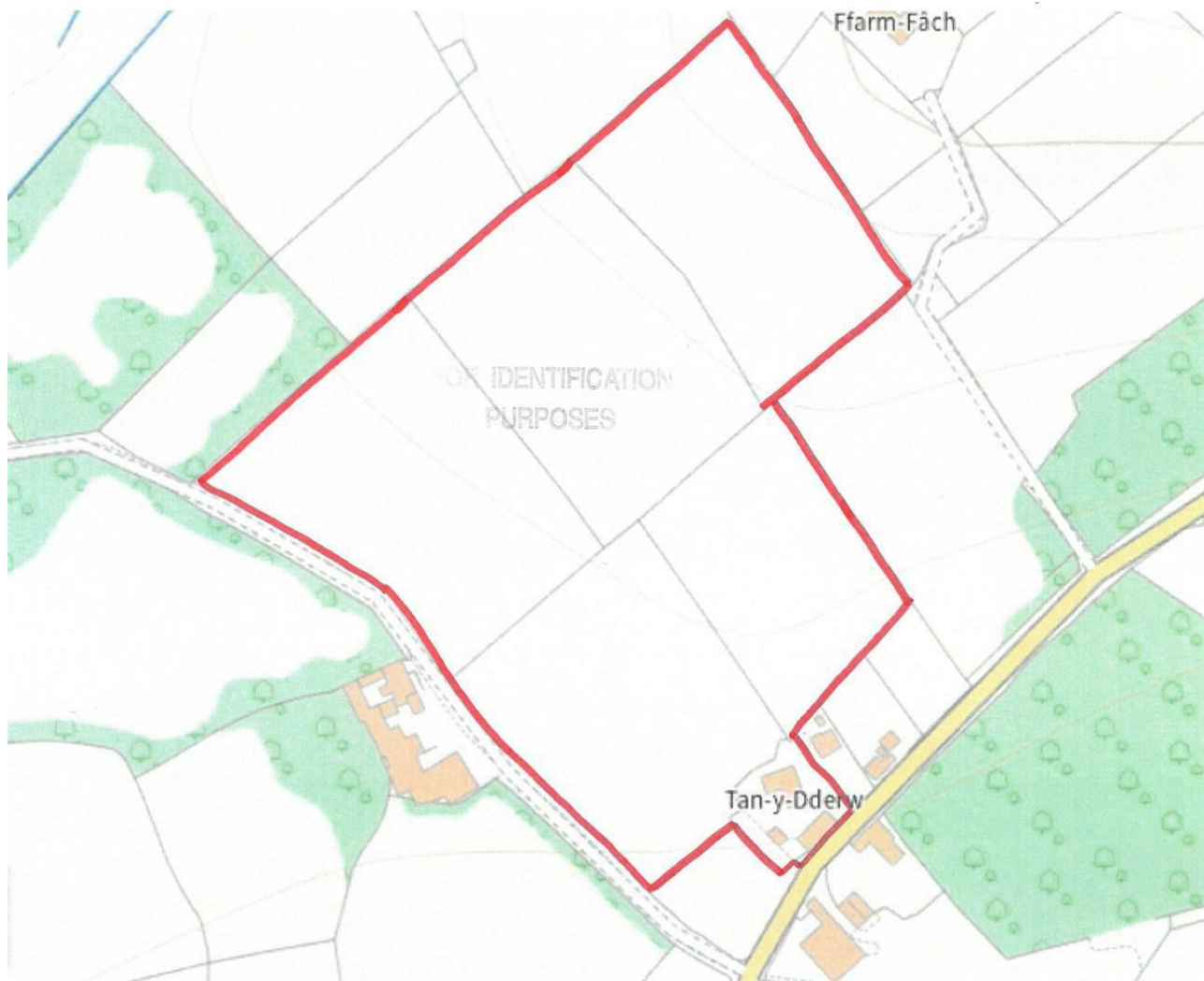
Property Classification: Band D (online enquiry only)

The vendor would consider leaving the furniture and white goods at the main residence subject to separate negotiation

## General Remarks

An excellent opportunity to purchase a residential smallholding in a pleasant countryside location yet within easy reach of village and town facilities. To fully appreciate the substantial accommodation that is on offer an early inspection is strongly advised. Ideally suited to those looking for a rural property with land that offers diversification potential.

# Floor Plan



# Land Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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